



REQUEST FOR PROPOSALS

The City of Franklin, Tennessee, issues this Request for Proposals (RFP) for the purchase and rehabilitation/adaptive reuse of the “Old Old Jail” at 112 Bridge Street in downtown Franklin.

INTRODUCTION

The Downtown Franklin Historic District is 16 blocks of unique places to shop and dine. From First Avenue to Fifth Avenue and South Margin Street to North Margin Street, the district contains over 300 contributing properties to Franklin's first National Register Historic District, designated in 1972. Downtown Franklin includes a unique mixture of activity with its award winning Main Street as well as the beautifully preserved residential neighborhood. Downtown Franklin is also protected by a local historic overlay.

PROJECT

In 1937, Williamson County opened a new jail at 112 Bridge Street. A simple yet elegant art deco inspired building, it served as the county jail until the 1970s. The City of Franklin recently took ownership of this building and is entertaining proposals for the purchase and adaptive reuse of the building. Recognizing that historic buildings are a finite resource within the original 16 block core, the City wants this contributing building to participate in the overall vitality of the historic downtown.

In the fall of 2008, students from O'More College of Art and Design, located in Franklin, participated in an intensive week-long design seminar during which 4 teams of students developed proposals for the adaptive reuse of the property. The City of Franklin will require that in order to submit a proposal in response to this RFP, prospective teams must attend a pre-submittal conference on **Tuesday, December 16, 2008 at 5pm** in the **City of Franklin Board Room** located in City Hall which will include a presentation of these proposals by the students.

The City of Franklin is seeking a qualified team to purchase and rehabilitate the “Old Old Jail”. The City will require that the building itself is preserved. No demolition of the structure will be considered. All exterior alterations will require review by the Historic Zoning Commission (HZC) and the successful team would be expected to work with the HZC Design Review Committee throughout the process.

PROPOSALS

Proposals should include:

1. Cover letter and Proposal Summary Form
 - a. This section must include a cover letter that briefly describes the proposed adaptive reuse project, indicates the offer price, identifies the benefits that the project will create for the neighborhood and describes the respondent's experience in relevant development efforts.
 - b. A section describing their experience at the presentations on **Tuesday, December 16, 2008**.
2. Firm Information
 - a. Firm name, address, telephone, fax numbers, and the names, addresses and telephone/fax numbers of any sub consultant. If the firm has branch offices, state the office that will have management responsibility for the work to be carried out.
 - b. A statement describing the legal form of the development entity, including identification of the principal representatives and individuals authorized to negotiate on its behalf.

3. Qualifications

- a. Must substantiate the ability of the development entity and key team members to successfully complete the proposed project. The following information must be provided:
 - i. Qualifications and experience of each entity and key staff person involved in the project.
 - ii. A description of the project development capability of the entity as evidence by the ability to complete projects of similar scope or use.
 - iii. A description of the financial capability of the entity to finance the project.
 - iv. List experience of team members with specific experience in historic rehabilitation.

4. Proposed purchase price of the building and rehabilitation costs.

- a. There has been no official agreement made by BOMA at this time on this redevelopment project. ***This proposed redevelopment project is very much in the conceptual stage.***
- b. The city is open to the ideas of leasing, lease to own and purchasing the property.

5. Plan for the adaptive reuse of the building.

GENERAL GUIDELINES FOR APPLICATIONS

The proposal packet to be submitted by interested entities should be no more than 40 single-sided pages (or 20 double-sided pages) in length in 8 ½ x 11 format (exclusive of cover sheet and transmittal letter) and should include as a minimum, the information listed above.

Interested firms must submit six (6) copies of their proposal to be received no later than **4:00pm on Monday, January 18, 2008** at the Franklin Planning Department; City Hall Mall; 109 Third Ave. South; Franklin, Tennessee 37064. Any proposal received thereafter shall be considered non-responsive. The City reserves the right to make the selection on the basis of the qualifications as submitted, or if chooses, to conduct oral interviews with the highest ranked firms prior to final selection. The firm selected will be required to comply with all applicable federal and state laws, regulations and certifications.

For any additional information, please contact Steve Valley, Interim Historic Preservation Officer, at (615) 550-6733 or steve.valley@franklin-gov.com.

RATING CRITERIA

The technical review committee will select a consultant or consultants for each, all, or any combination of the numbered items (1-5) above under Scope of Work. It is the City's desire to make a single award for the listed items, but it reserves the right to make multiple awards. The City may also elect to perform any portion of this job with its own staff in the best interests of the City. In its evaluation, the City will consider such factors as creativity, preservation treatment, and a demonstration of understanding the projects goals.

The proposals will be evaluated using the following criteria in rating of the proposals:

1	Understanding of project base on quality of proposal and approach	25 points
2	Proposed purchase price and timetable for activities	25 points
3	Experience with similar projects	25 points
4	Qualifications	25 points
Total Possible Points		100 points

Following review of all proposals received, the technical review committee may request individual interviews with team members. The purpose of these interviews would be to meet the staff that would be assigned to this project, clarify proposals and negotiate fees.